

# Zoning Ordinance Update Copperas Cove

*Brian Mabry, AICP, Code Practice Leader  
Kendig Keast Collaborative*

# Meeting Agenda

- Introductions
- KKC's Approach
- What is a Zoning Ordinance?
- Project Goals
- Project Process
- Next Steps

# Project Team



CITY OF COPPERAS COVE  
OFFICIALS, STAFF, RESIDENTS

*BOBBY LEWIS*  
*CITY PROJECT DIRECTOR*



## KENDIG KEAST COLLABORATIVE

BRET C. KEAST, AICP  
*PRINCIPAL-IN-CHARGE*

BRIAN MABRY, AICP  
*PROJECT MANAGER*

MARCIA BOYLE, AICP

ASHLEY WOOLSEY



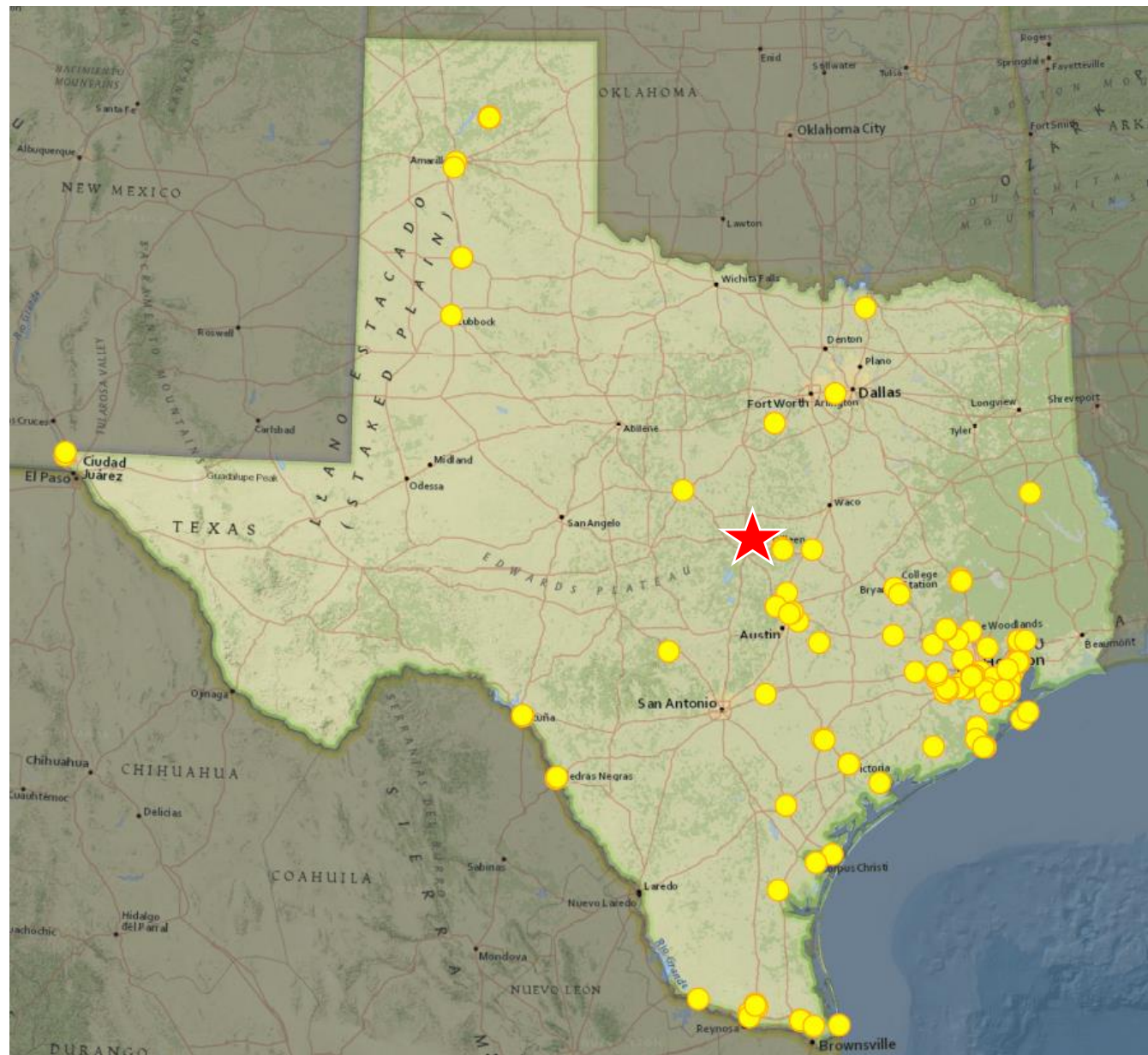
# About Kendig Keast Collaborative

- **Longevity** Zoning expertise for 40 years
- **Public Sector Emphasis** We only serve public sector clients and all of our team members have public sector experience
- **Multiple Disciplines and Broad Perspectives** City planning, urban design, economic development, illustration, zoning administration, parkland planning, environmental stewardship, and more
- **Innovative regulatory provisions** Leader in performance zoning, resource protection, neighborhood conservation, housing types



# 147 Projects

- Amarillo
- Angleton
- Bay City
- Bellaire
- Brenham
- Bryan
- Cedar Park
- College Station
- **Copperas Cove**
- Corpus Christi
- Corsicana
- Cuero
- Dayton
- Del Rio
- Eagle Pass
- Early
- Edinburg
- El Lago
- Freeport
- Fulshear
- Galveston
- Granbury
- Harlingen
- Huntsville
- Ingleside
- Jasper
- Jersey Village
- Kemah
- Kerrville
- Killeen
- Kingsville
- La Porte
- Lake Jackson
- Liberty
- Magnolia
- McAllen
- Meadows Place
- Missouri City
- Mont Belvieu
- Nacogdoches
- Nassau Bay
- Pearland
- Plainview
- Port Lavaca
- Richmond
- Rio Grande City
- Rosenberg
- San Benito
- Sealy
- Shenandoah
- Sherman
- South Padre Island
- Sugar Land
- Stafford
- Temple
- Victoria
- Vinton
- Waller
- Weatherford
- Webster
- West University Place



# KKC's Approach

- **Be As Simple As Possible**
  - Draft in plain terms using graphics and tables
  - Create flexibility and certainty for applicants and neighbors
- **Balance City Policies and the Market To Achieve Objectives**
  - Understand the City's planning objectives
  - Be market-realistic
  - Provide for alternative compliance – multiple paths to “yes”
- **Create Value**
  - Streamline review procedures
  - Incorporate best practices for responsible development
  - Conserve the character and quality of neighborhoods
- **One Size Does Not Fit All**
  - Calibrate Ordinance administration based on staffing capabilities
  - Understand the development climate and regulatory tolerance

**Section 156.E.003, Parking Design**

**A. Design and Construction Requirements.**

1. **Tandem Parking.** Each parking space shall be accessible from a street or alley through aisles and/or driveways, except that tandem parking arrangements are permitted for single-family, two-family and manufactured home uses or as allowed based on an approved parking study as described in Section 156.E.006, *Parking Credits and Reductions*.
2. **Dead-End Aisles.** Dead-end aisles are not permitted unless adequate turnarounds usable by a two-side vehicle are provided.
3. **Marking.** All parking spaces for nonresidential and mixed-uses shall be clearly marked on the pavement with yellow or white traffic paint or raised pavement markers approved by the City Engineer.
4. **Parking Space Orientation.** Parking areas shall be designed to minimize headlights shining into residential properties.
5. **Parking Module Dimensions.** Parking modules shall be dimensioned as shown in Table 156.E.003, *Parking Module Dimensions*. The dimensions that are set out in the table are illustrated in Figure 156.E.003, *Illustrative Parking Module Configurations*.

A Angle of Parking (Degrees)	B Width of Stall	C Depth of Stall 90 Degrees to Aisle		D Width of Aisle		E Width of Stall Parallel to Aisle	F Module Width	
		One Way	Two Way	One Way	Two Way		One Way	Two Way
30	9.5	16.8	17.9	11	18	18	44.6	43.8
45	9.5	19.1	19.9	13	19	12.7	51.2	49.8
60	9.5	20.1	17.8	18	18	10.4	58.2	53.6
90	9.5	18	18	24	24	9	42	60
Parallel	9.5	25 (length)	21 (length)	12	18	N/A	30	36

**TABLE NOTES:**  
 \*End spaces must be 12 feet  
 \*End spaces may be 18 feet

**Figure 156.E.003  
Illustrative Parking Module Configurations**

Illustrative dimensions for one stall row parking module

Illustrative dimensions for two stall row parking module

**Suburban Residential (SR)**  
 Suburban Residential (SR) shall consist of large to moderately-sized lots, each with a detached dwelling that takes access from a street internal to the development. A conventional subdivision is characterized by lots that are smaller than estate development with linear streets with a suburban cross-section, and allowance for cul-de-sacs and open space (individual lots).

**Urban Residential (UR)**  
 Urban residential subdivision shall consist of moderately sized lots with single-family detached dwellings that take access from a street internal to the development. The lots shall be arranged in clusters around open space to protect a natural feature, to preserve parkland or greenway that is used by the lot owners, or to create permanent buffers from adjacent land uses. A cluster subdivision is characterized by a greater number of lots compared to conventional, with narrow streets and setbacks, situated with open areas between, within, and around each lot or a cluster of lots.

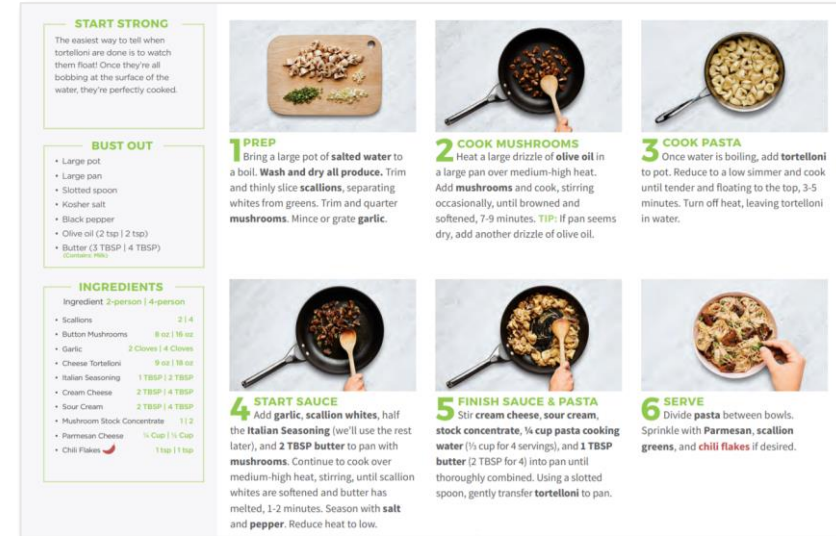




# Comprehensive Plan vs. Zoning Ordinance



- Shows the possibilities
- Less information on ingredients and timing
- Lots of pictures
- Does not get into the details

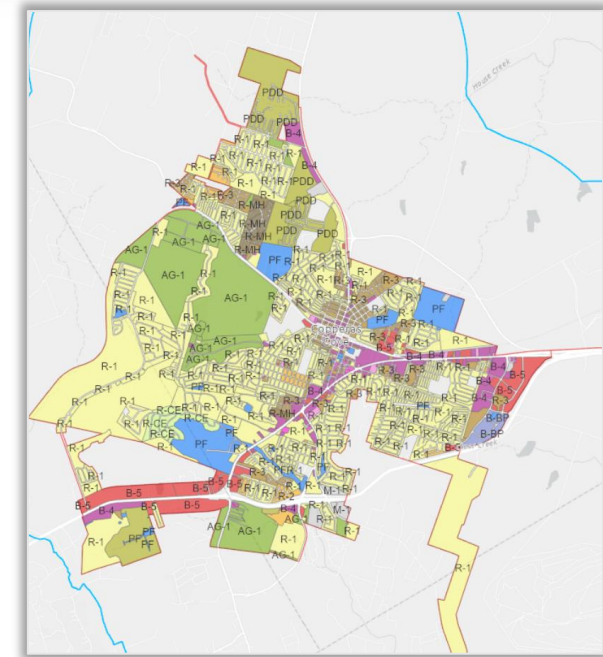


- How to make menu items
- Ingredients needed for a meal (piece of property) and how long to cook (procedures to follow for approval)
- Some pictures but they are more technical in nature
- Detail-oriented

# What Zoning IS

- Breaks City into areas called “***zoning districts***” by land use
- Consists of a ***text document (Ordinance)*** and ***accompanying zoning map***
- Outlines ***permitted uses*** for different areas of land in the city
- Makes some uses ***conditional uses*** that require a public hearing before they can be established
- ***Prohibits*** some uses in certain zoning districts

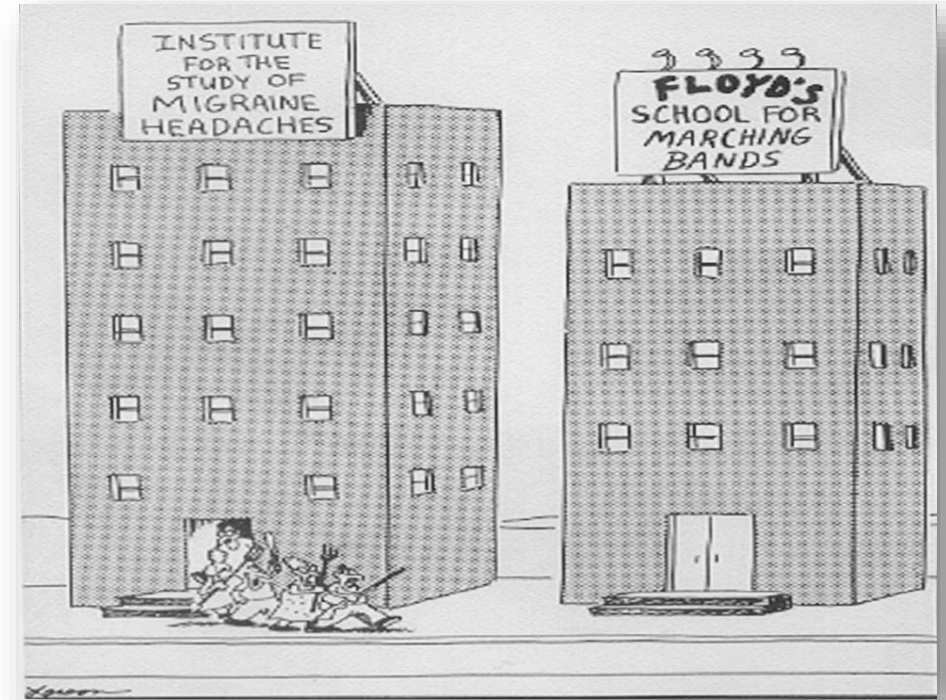
		P = Permitted   L = Limited   S = Specific   “--” Prohibited							
Use Category	Land Use	Zoning Districts							Use Standards
		AG	SF	GR	MH	TC	GC	IN	
Residential	Single-Family Residential								
	Single-Family Dwelling (Standard)	P	P	P	P	--	--	--	--
	Manufactured Home	--	L	--	P	--	--	--	Sec. 2-2-3
	Mobile Home	--	--	--	--	--	--	--	--
	Multiple-Family								
	Apartment (>3 du)	--	--	P	--	P	L	--	Sec. 2-2-3
	Duplex (2 du)	--	--	P	--	--	--	--	--
	Manufactured Home Park	--	--	--	L	--	--	--	Sec. 2-2-3
	Townhouse (3 to 10 du)	--	--	P	--	P	L	--	Sec. 2-2-3
	Accessory Building	P	P	P	P	--	--	--	--
	Attached Accessory Dwelling	P	L	P		L			Sec. 2-2-3





# What Zoning IS

- Prevents *incompatible uses* from locating next to one another
- Provides standards for *landscaping, parking, lighting, and signs*
- Details *review bodies, procedures, and permits* for regulating land use



# What Zoning IS NOT

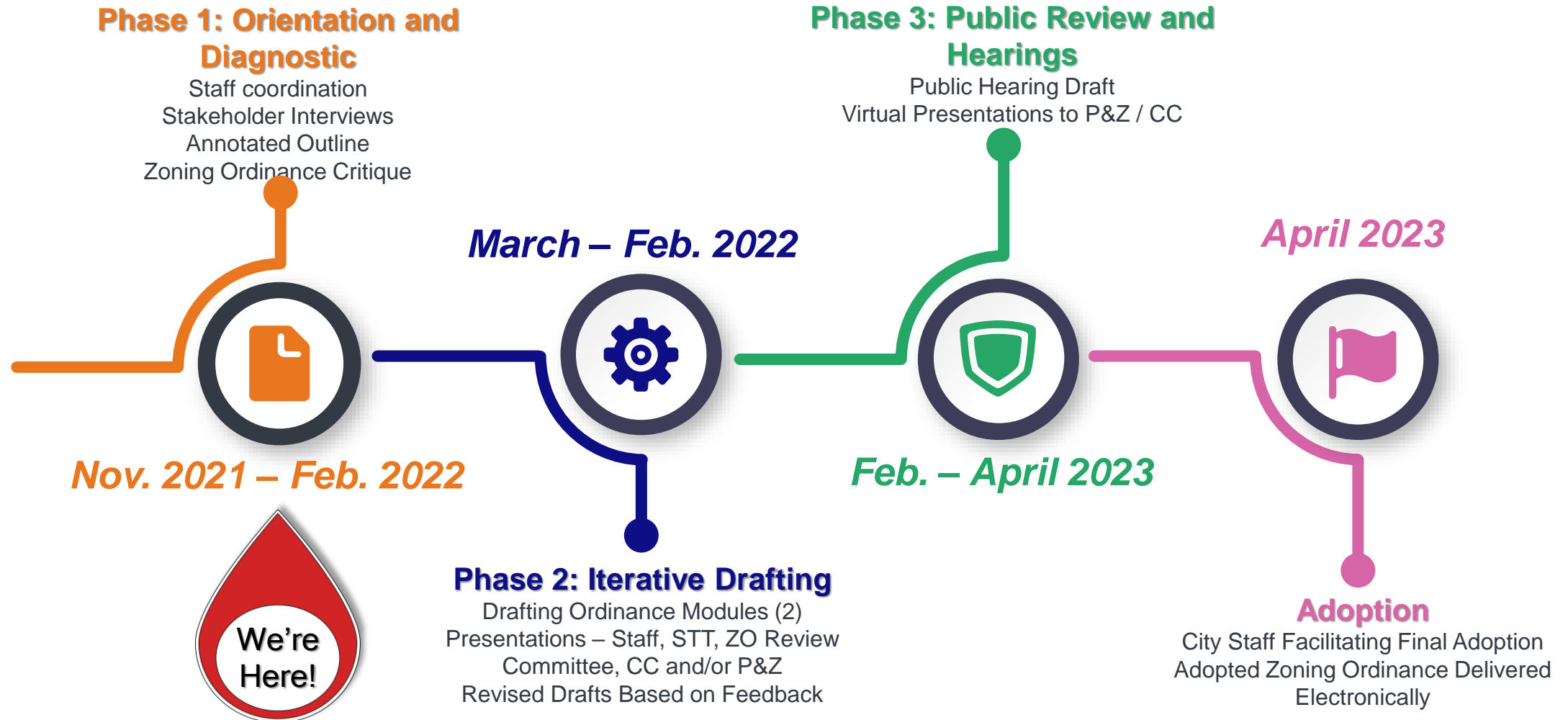
- **Property Tax Policy.** It will not raise or lower the City's property tax rate.
- **Annexation Policy.** Annexation of land is more closely related to a Comprehensive Plan.
- **Capital Improvements Program.** It does not set policy for the extension or improvement of public infrastructure.
- **Building Code.** This regulates how structures are built to ensure their future structural soundness and safety.
- **Construction Standards.** It does not specify how thick subbase, base, and paved surfaces should be, how curb and gutter is built, etc.
- **Unified Development Code.** It does not incorporate all development-related laws. Subdivision standards, for instance

# Project Goals

- Implement recommendations outlined in the City's 2020 Comprehensive Plan
- Provide provisions for nonconformities
- Create alternative standards to incentive infill and redevelopment in designated areas
- Make more user-friendly by adding definition section and inserting illustrations where appropriate
- Remove obsolete provision and revise language that is vague, unclear, confusing, or conflicting to ensure consistency throughout the Ordinance.



# Project Process



# Annotated Outline

- Shows proposed structure of new ordinance in “table of contents” format
- Shows where how old/existing provisions relate

Annotated Outline for Chapter 156 – Zoning	
New Ordinance Table of Contents	Current Ordinance Sections
<b>Article A – General Provisions</b>	
Section 156.A.001, Title	§ 156.001 SHORT TITLE.
Section 156.A.002, Purposes	NEW
Section 156.A.003, Authority	NEW
Section 156.A.004, Applicability	NEW
Section 156.A.005, Jurisdiction	NEW
Section 156.A.006, Abrogation and Conflict	§ 156.403 ABROGATION AND GREATER RESTRICTIONS.
Section 156.A.007, Minimum Requirements	§ 156.402 COMPLIANCE.; § 156.404 INTERPRETATION.
Section 156.A.008, Severability	§ 156.406 SEVERABILITY.
Section 156.A.009, Enactment, Effective Date, and Repeal	NEW
Section 156.A.010, Transitional Provisions	NEW
<b>Article B – District Development Standards</b>	
Section 156.B.001, Purpose and Applicability	§ 156.020 AREA REGULATIONS.(A);

# Zoning Ordinance Modules

1

- General Provisions
- Zoning Districts
- Land Use Table and Standards
- Parking and Loading
- Buffering and Landscaping
- Definitions

2

- Development Review Bodies
- Development Review Procedures
- Nonconformities
- Enforcement
- Definitions



# Next Steps

Deliverables and Meetings	Date/Time (Central Time)	Location	Status
<b>2021</b>			
<b>Phase One: Project Orientation and Diagnostic</b>			
<i>Deliverable:</i> Draft Project Schedule and Introductory Presentation	Tuesday, Nov. 2	--	COMPLETE
<i>Virtual Meeting:</i> Virtual Kick-Off Meeting with City Staff	Wednesday, Nov. 3	Video Conference	COMPLETE
<i>Deliverable:</i> Finalized Project Schedule, Stakeholder Interview Invitation Letter, and Visioning Session Flyer	Thursday, Nov. 18	--	COMPLETE
<i>Deliverable:</i> Finalized Introductory Presentation	Tuesday, Nov. 30	--	80% Complete
<i>Virtual Meeting:</i> Virtual Introductory Meeting with Zoning Ordinance Review Committee	Monday, Dec. 6 at 10 AM	Video Conference	
<i>Virtual Meeting:</i> Virtual Introductory Meeting with Staff Technical Team (Plat and Plan Committee)	Tuesday, Dec. 7 at 1 PM	Video Conference	
<i>Virtual Meeting:</i> Virtual Introductory Meeting with City Council	Tuesday, Dec. 7 at 6 PM	Video Conference	
<i>Virtual Meeting:</i> Consolidated Virtual Stakeholder Interviews	Wednesday, Dec. 8 at 10 AM	Video Conference	
<i>Deliverable:</i> Public Presentation for Virtual Visioning Session	Week of Dec. 13	--	
<b>2022</b>			
Trip #1 (1 Day/1 Night): <ul style="list-style-type: none"> <li>Self-Guided Tour of the City / Field Reconnaissance (Afternoon)</li> <li>Hybrid In-Person and Virtual Visioning Session (Brian In-Person and Marcia Virtual) (Evening)</li> </ul>	Thursday, Jan. 6 at 7 PM	Civic Center	
<i>Deliverable:</i> Summary of Virtual Visioning Session and of Stakeholder Input	Week of Jan. 10	--	
<i>Deliverable:</i> Annotated Outline (AO) and Zoning Ordinance Critique	Week of Jan. 24	--	
<i>Virtual Meeting:</i> Work Session with the Zoning Ordinance Review Committee to present Zoning Ordinance Critique and AO	Monday, Feb. 14 at 10 AM		
<i>Virtual Meeting:</i> Work Session with City Council to present Zoning Ordinance Critique and AO	Tuesday, Feb. 15 At 7 PM	Video Conference	

# Next Steps

Phase Two: Iterative Drafting			
<b>Deliverable:</b> enCodePlus website setup	Week of Feb. 28		
<b>Deliverable:</b> Draft Module 1 of Zoning Ordinance	Week of May 9	--	
<b>Virtual Meeting:</b> Work Session with City's Project Director to Review Draft Module 1	Week of May 30	Video Conference	
<b>Deliverable:</b> Public Review Draft of Module 1 of Zoning Ordinance (incorporating staff comments)	Week of June 20	--	
<b>Virtual Meetings:</b> Module 1: <ul style="list-style-type: none"> <li>Two-Hour Virtual Meeting with STT</li> <li>Two-Hour Virtual Meeting with ZO Review Committee</li> <li>One-Hour Virtual Open Door Meeting with General Public</li> <li>One-Hour Virtual Midpoint Briefing to City Council and/or Planning and Zoning</li> </ul>	Week of July 18	Video Conference	
<b>Deliverable:</b> Draft Module 2 of Zoning Ordinance	Week of Oct. 7	--	
<b>Virtual Meeting:</b> Work Session with City's Project Director to Review Draft Module 2	Week of Oct. 24	--	
<b>Deliverable:</b> Public Review Draft of Module 2 of Zoning Ordinance (incorporating staff comments)	Week of Nov. 28	--	

# Next Steps

<b>Virtual Meetings: Module 2:</b>			
<ul style="list-style-type: none"> <li>Two-Hour Virtual Meeting with STT</li> <li>Two-Hour Virtual Meeting with ZO Review Committee</li> <li>One-Hour Virtual Open Door Meeting with General Public</li> </ul>	Week of Dec. 19	Video Conference	
<b>2023</b>			
<b>Deliverable:</b> Public Hearing Draft of Zoning Ordinance (incorporates feedback from STT, ZO Review Committee, City Council, and general public, which has been vetted and consolidated by City's Project Director)	Week of Jan. 23	--	
<b>Deliverable:</b> Draft Zoning Map (PDF)	Week of Feb. 6	--	
<b>Phase Three: Public Review, Hearing, and Adoption</b>			
<b>Deliverable:</b> Revised Public Hearing Draft of Zoning Ordinance	Week of Feb. 27	--	
<b>Deliverable:</b> PPT for Public Hearing Draft Presentation for Adoption Hearings	Week of March 13	--	
<b>Virtual Meetings:</b> Planning and Zoning Commission Hearing	Monday, March 27 6:00 pm	Video Conference	
<b>Virtual Meetings:</b> City Council Hearing (Either First or Second Reading)	Tuesday, April 4 or 18	Video Conference	
<b>Deliverable:</b> Adopted Zoning Ordinance	April 2023	--	





**Thank You!**  
**Questions and Comments**

# Zoning Ordinance Copperas Cove

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Kendig Keast Collaborative*